

Presenting a Dangerous Traffic Problem and Solution

by Jill Levenhagen

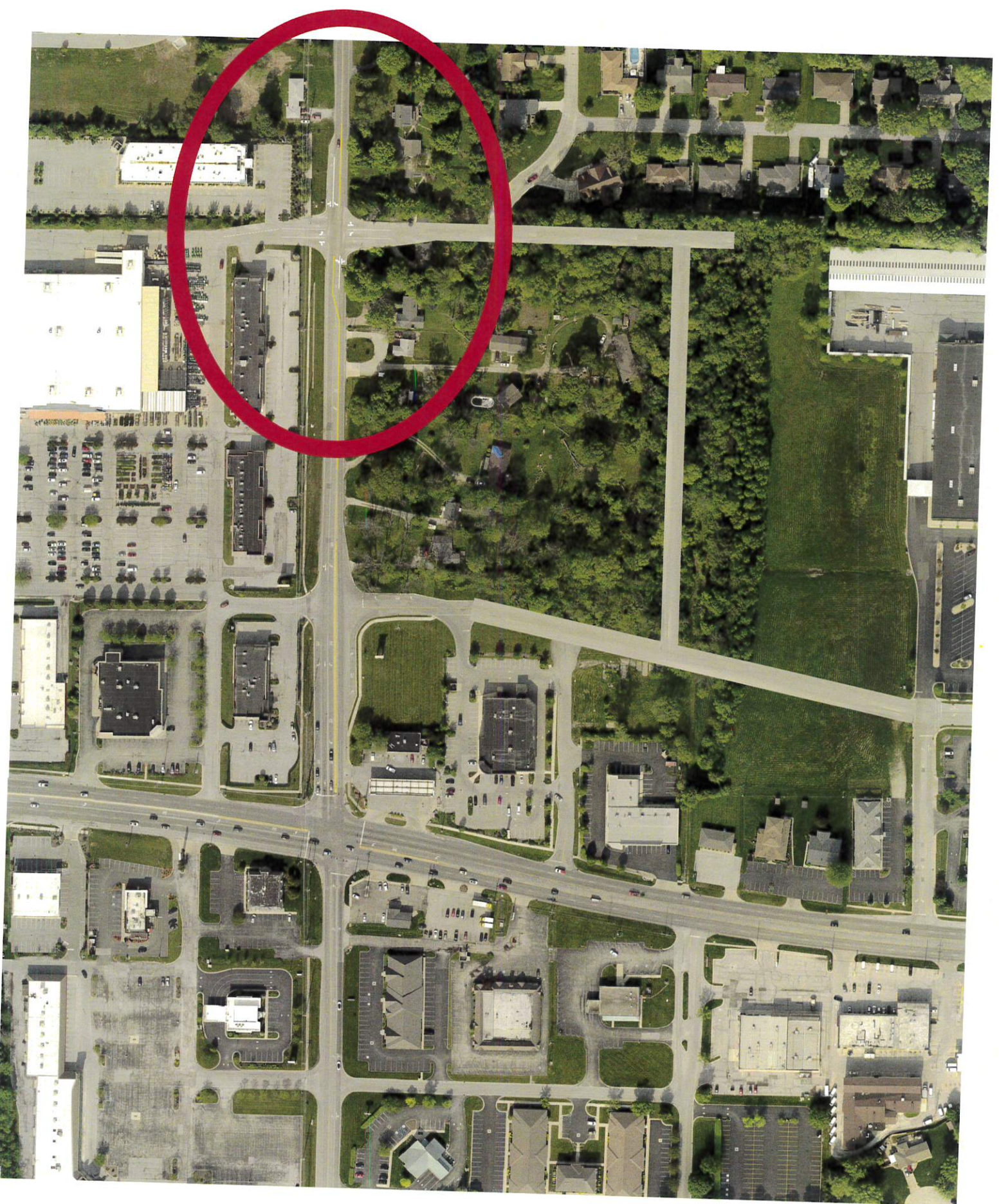
May 21, 2018

Concerning the intersecting of three entrances to Smith Valley west of 135. The Home Depot, Greenwood Office Complex, and Carefree entrances are all in conflict.

This intersection of three entrances to Smith Valley Road is very dangerous. There is no stoplight and many drivers are trying to make a cross-traffic turn.

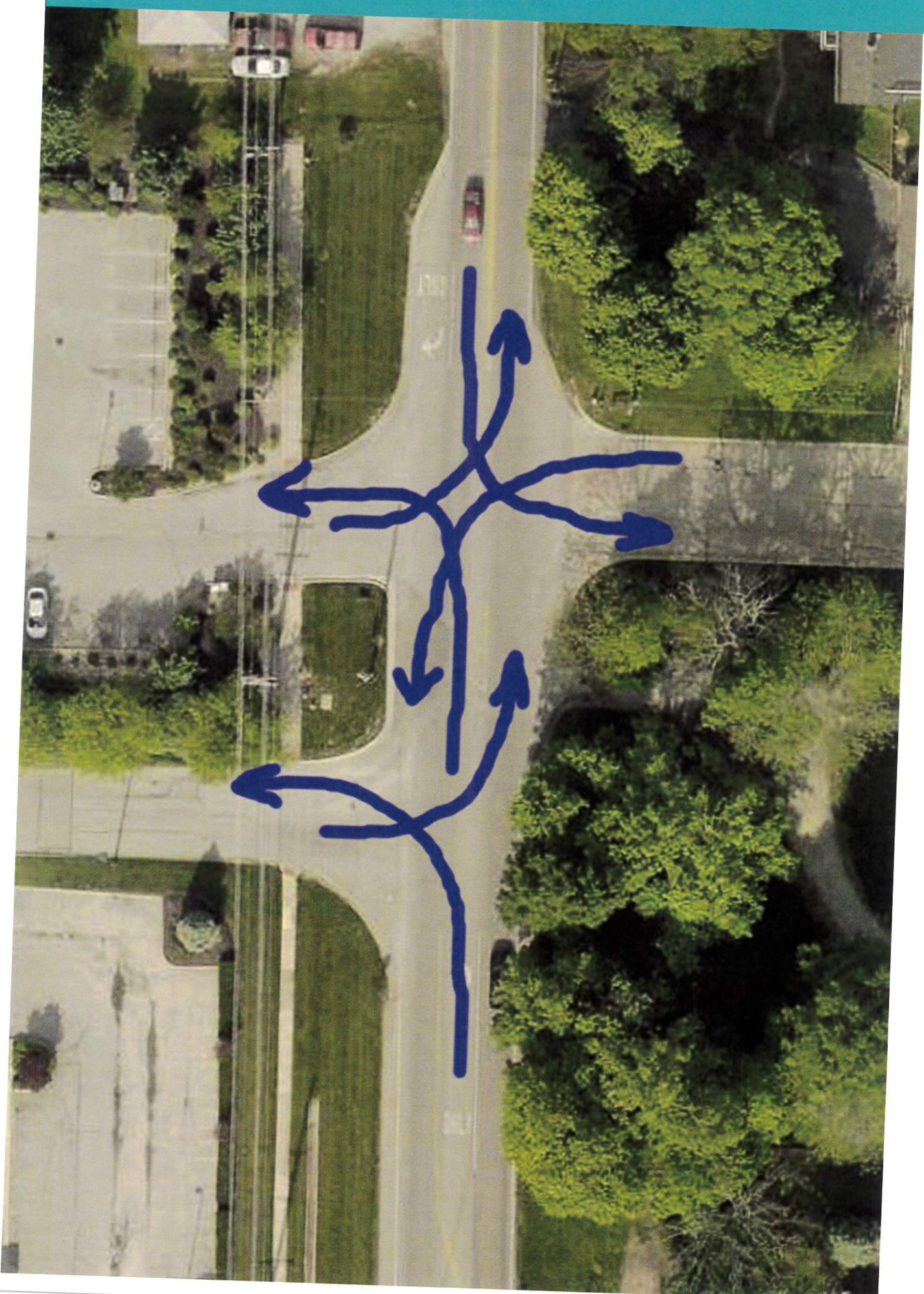
Additionally, the problem is compounded by turn lanes from Smith Valley. Cars wanting to turn into those three roads will sit in turn lanes on Smith Valley and wait to cross traffic.

Wait times to turn out of Home Depot are long with long lines of cars waiting to turn left.



This photo shows all the CROSS-traffic turns that are used in this area. This does not show all the regular traffic flow and right turns.

Because there are three entries, many times it is not clear whose "turn" it is to go. That issue makes this more dangerous than just a crossroads without a stoplight.



For as long as I have lived here, 10 years, Menards has been advertising to sell/lease the outlot properties it owns.

The road from Menards has never been connected to Smith Valley. I think this is actually a bad business decision for Menards. Once that road is there, Menards will have hundreds more vehicles driving by every day.

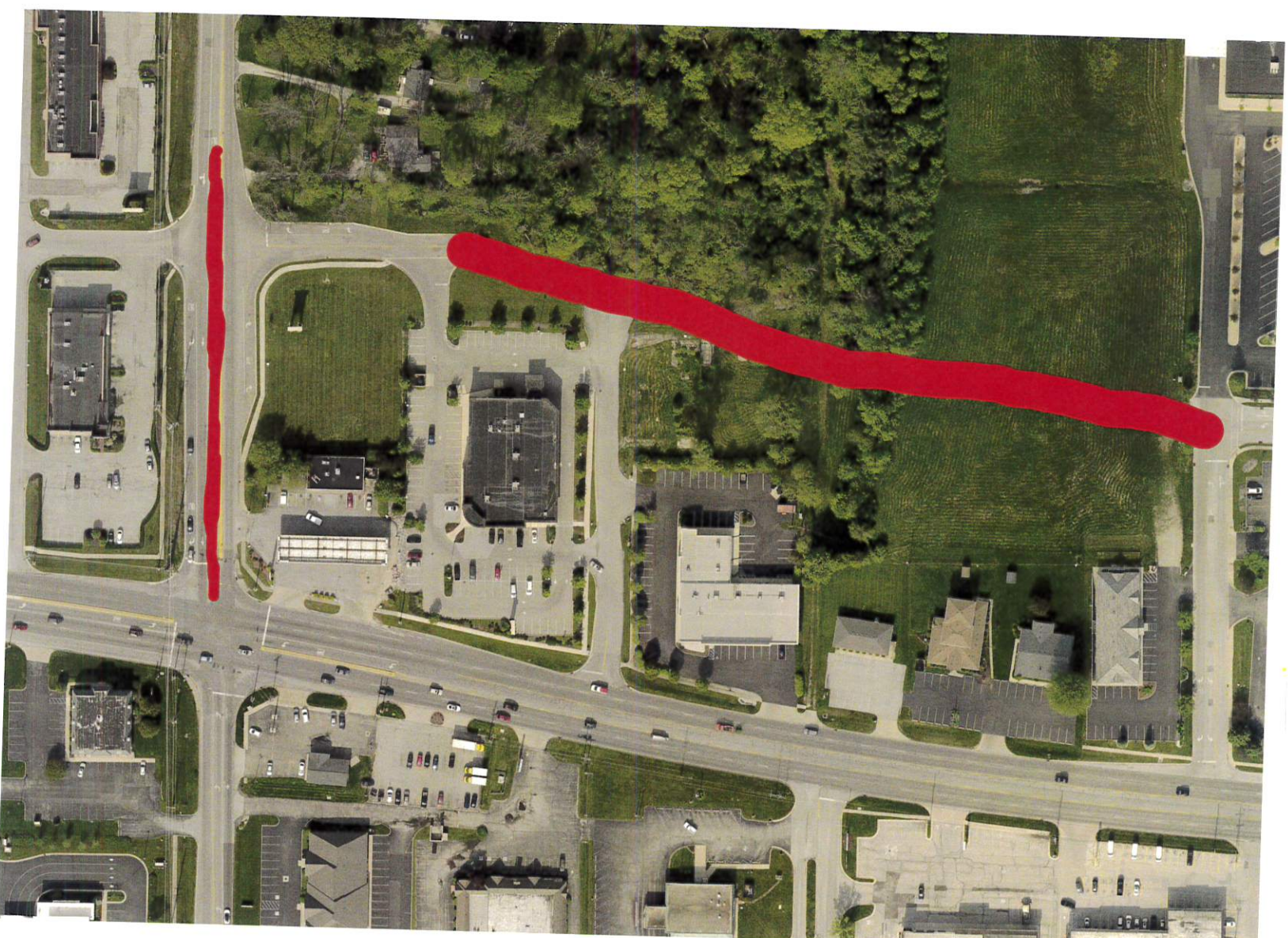


Previously, I wanted Marlin Drive to be connected, like in the photo.

But after Smith Valley was upgraded a few years ago, a median was put in and now there is no way to turn LEFT from Smith Valley (east-bound) on to Marlin Drive.

The residents living west of 135 should be able to get into the Menards-Meijer area without getting on to 135.

Alleviating some of this traffic would be a huge help at the 135/Smith Valley intersection.

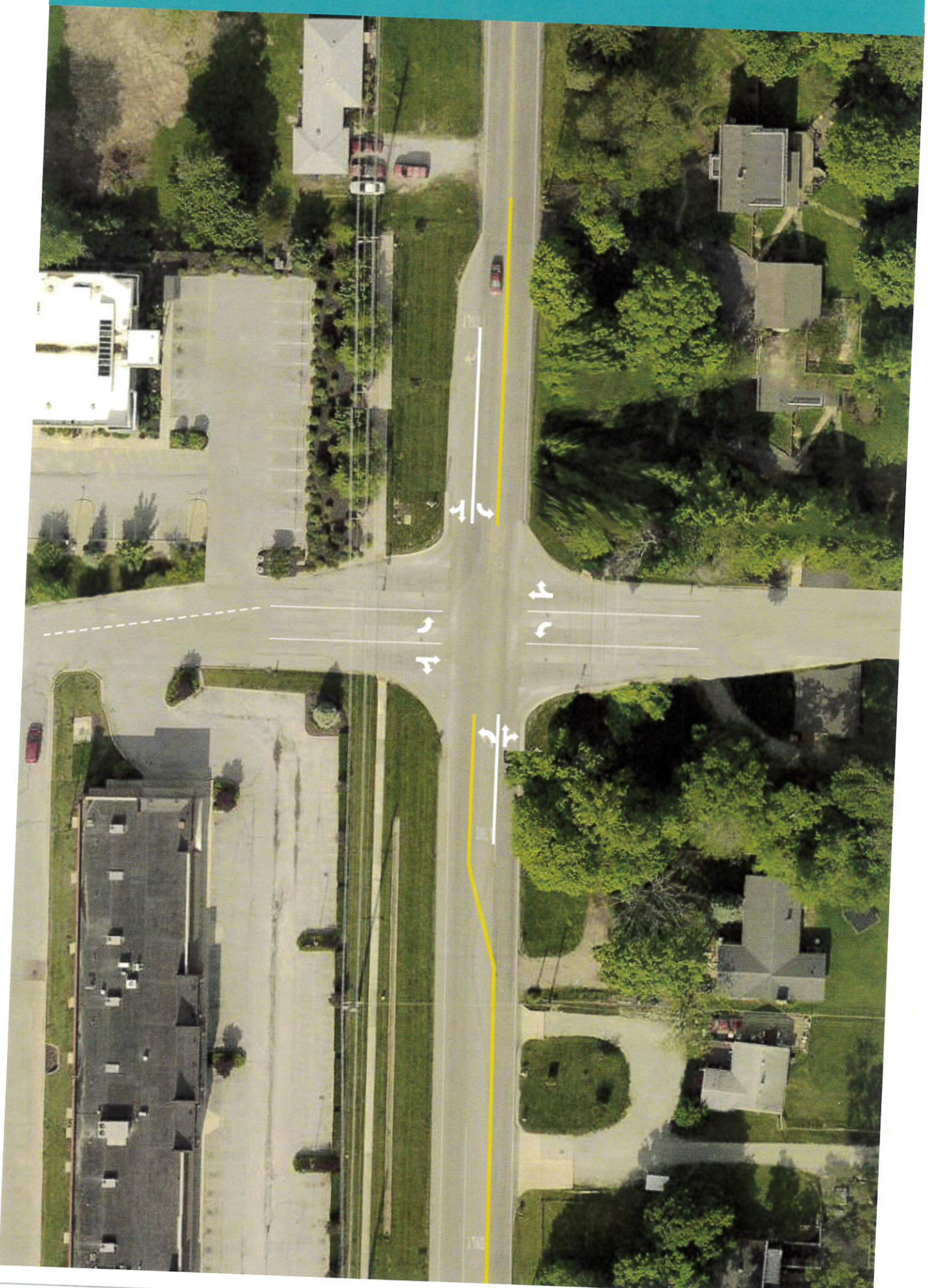


Proposed Solution

I propose a new intersection with stoplight be built at the Home Depot/Greenwood Office Complex/Carefree road area.

A new road section would be build just east of the current Restin Road that is in Carefree.

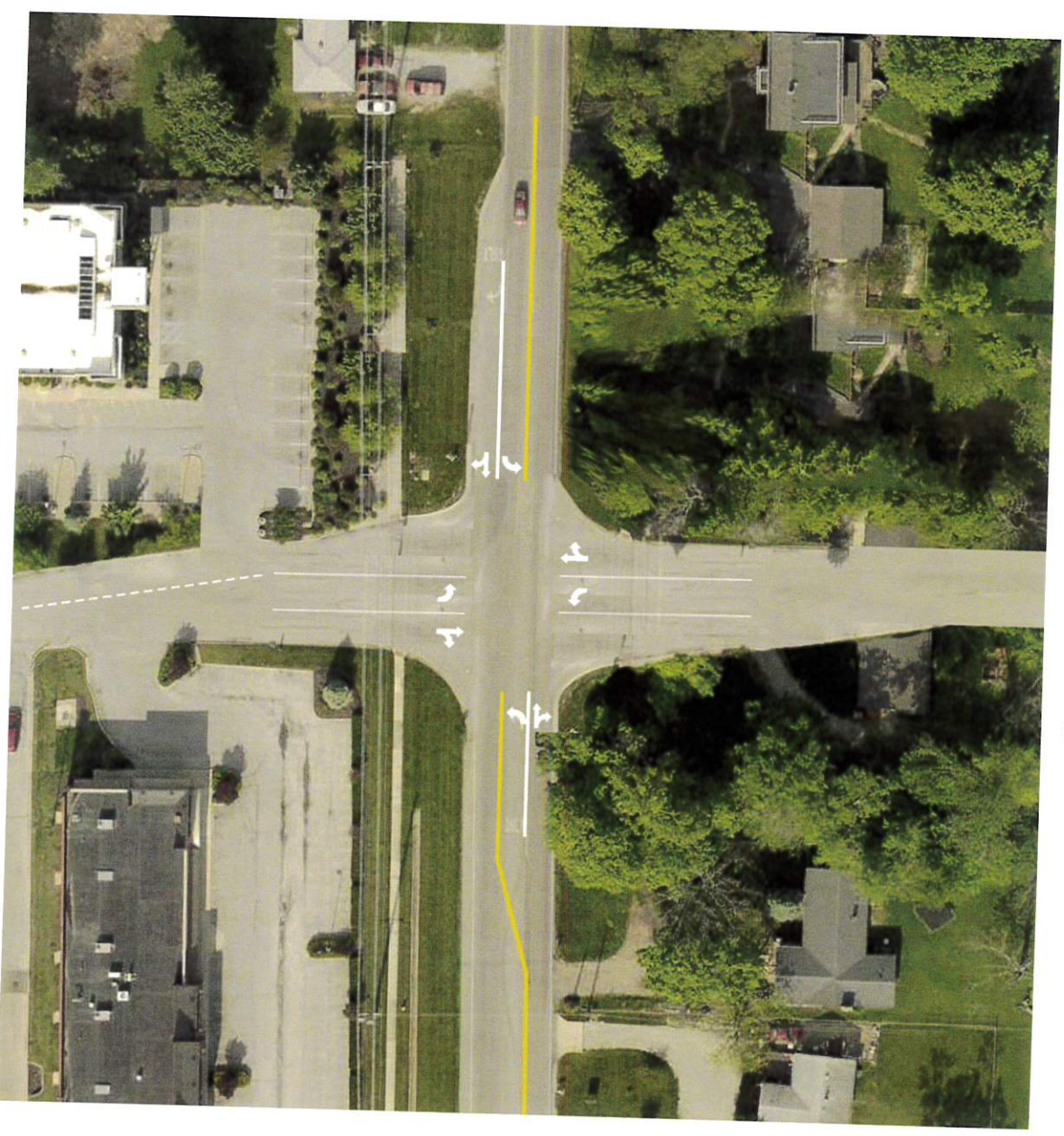
The Greenwood Office Complex would exit to the east to the Home Depot Road and not have its own exit to Smith Valley.



Current



Proposed Change



A new road should be built that connects this intersection with the Menards properties and Marlin Drive.

Carefree would be connected into the new road.

This drawing also connects Marlin Drive all the way to Smith Valley. That is optional, but probably helpful.



This photo shows the property lines in the area.

One property owner owns the land needed for the new road (besides the Menards portion).

In addition, if the Marlin Drive is connected, another property owner owns two parcels of property that would be involved.



This photo shows how the proposed road would look and how a possible shopping center might fit in some of the outlots that Menards owns.

Future growth would then be available when the remaining homeowners sell their commercially-zoned property.

But road infrastructure would be in place to encourage that growth.

